



DENVER
THE MILE HIGH CITY

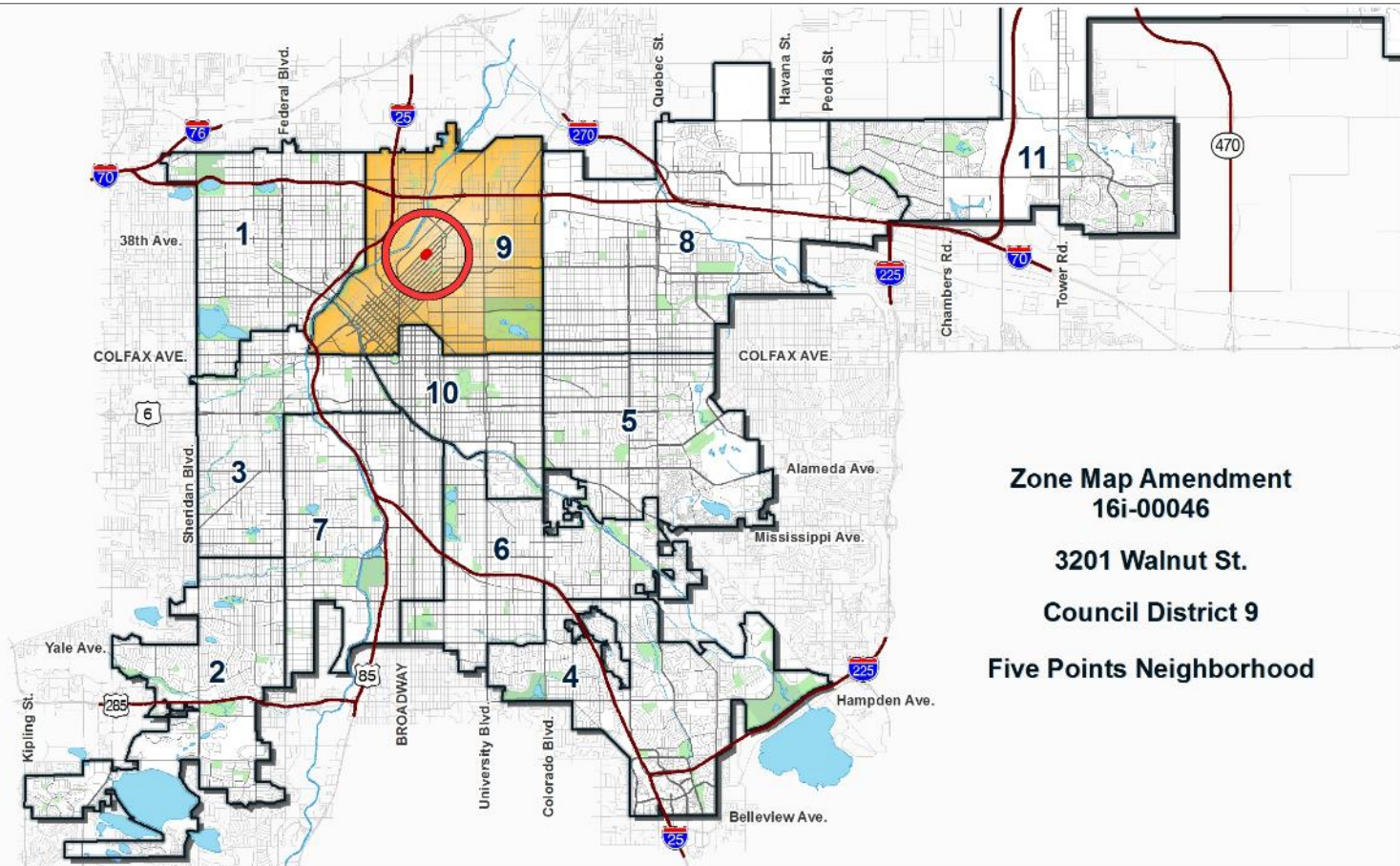
3201 Walnut Street

2016I-00046

I-MX-3 U0-2 to C-MX-5 U0-2

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
September 26



**Zone Map Amendment
16i-00046**

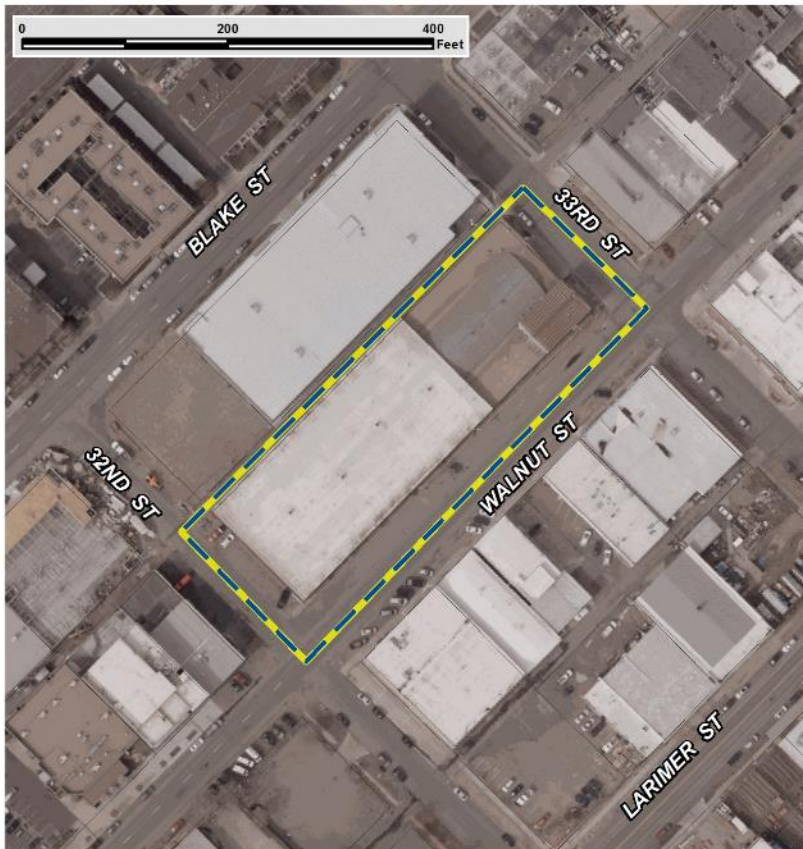
3201 Walnut St.

Council District 9

Five Points Neighborhood

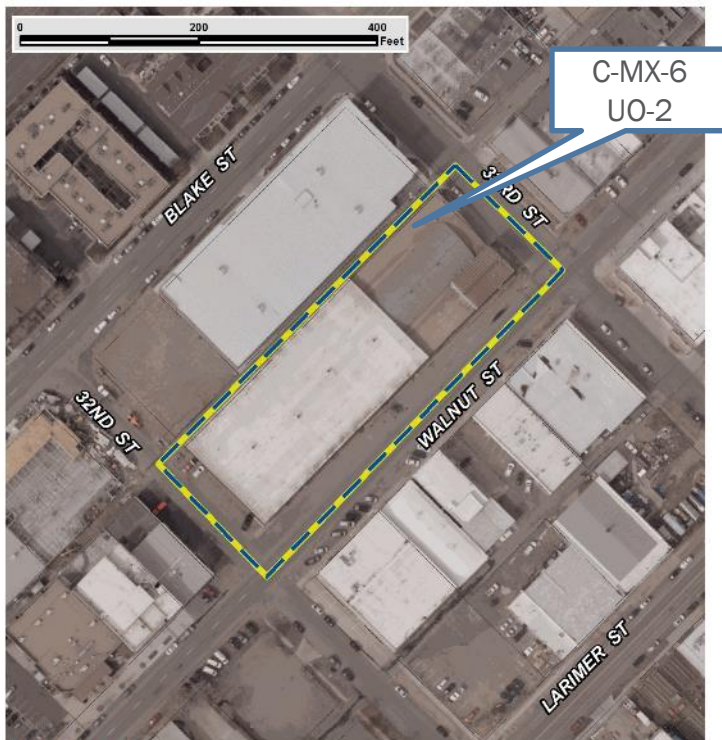
Five Points Neighborhood





2016 Aerial

- 1/2 block along Walnut, bound by 32nd St and 33rd St
- Located within 1/2 mile of the 38th and Blake station



2016 Aerial

- Property:
 - 1.15 acres, one parcel
 - 1-2 story structure
 - Industrial user
- Property Owner:
 - Requesting rezoning to facilitate redevelopment of the site
- Rezone from I-MX-3 UO-2 to C-MX-5 UO-2

Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

7.2.2.2 Specific Inter

A. Mixed U
C-MX-5
building

B. Mixed
C-MX
a bui

C. Mix
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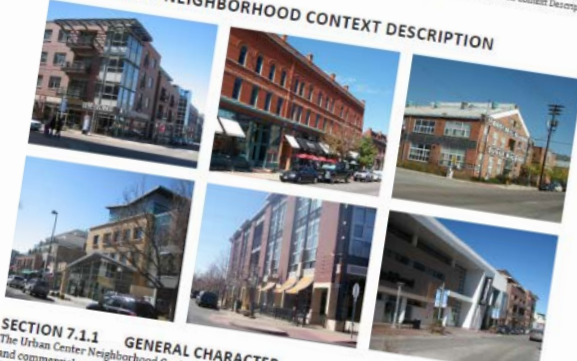
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SECTI

7.2.3.1

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Descriptions



SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

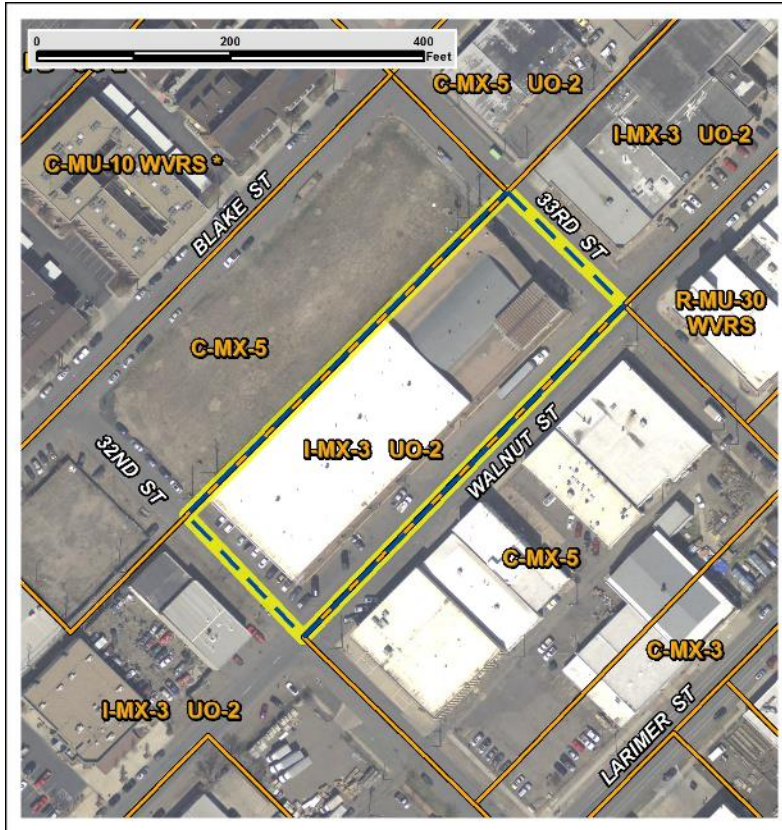
DENVER ZONING CODE
June 25, 2010

7.2-2 | 7.1-1



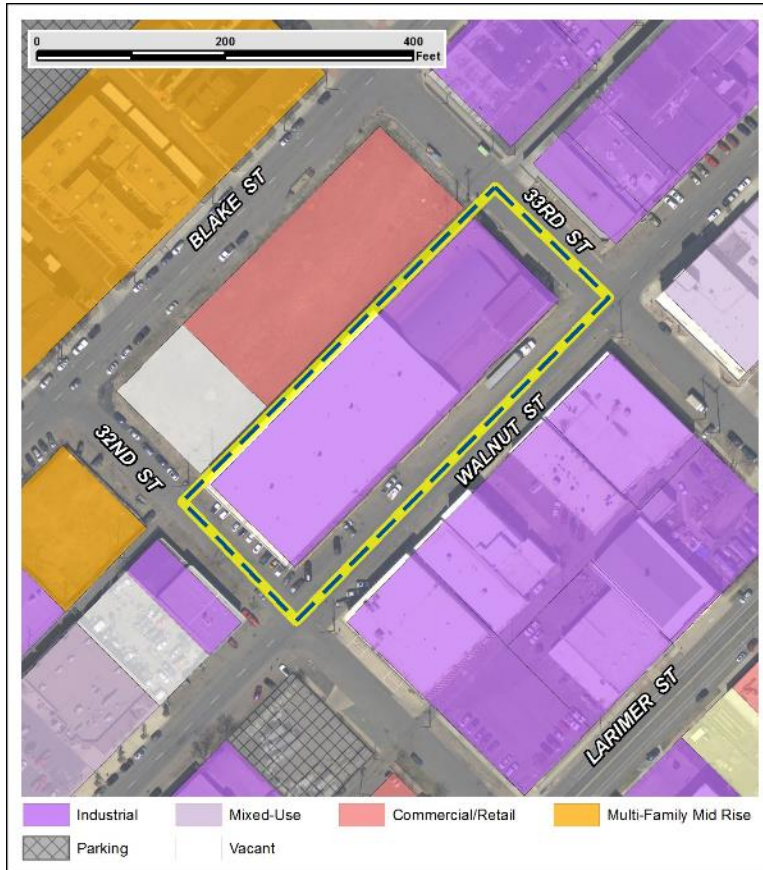
- Zoning
- Land Use
- Building Form/Scale

Existing Context – Zoning



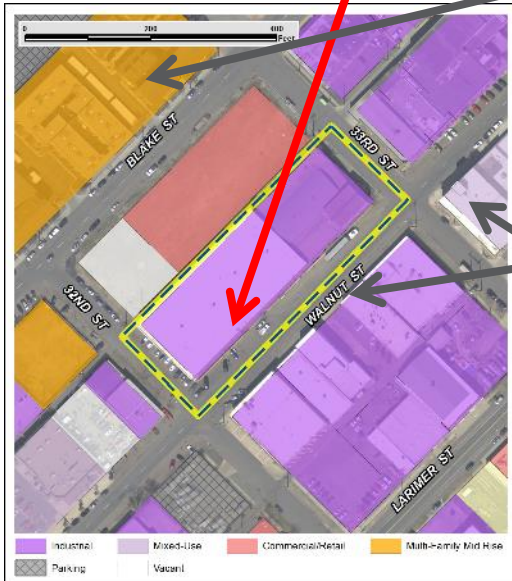
- Subject site is I-MX-3 UO-2
- C-MX-5 and C-MX-5 UO-2 linearly applied to the north and south along corridor
- I-MX-3 UO-2 to the west and southwest

Existing Context – Land Use



- Site is industrial warehousing
- Walnut corridor generally industrial with scattered mixed-use
- Multi-family and commercial to the north
- Area generally trending away from heavy industrial

Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this Process
 1. RiNo, River North Art District
 2. Five Points Business District
 3. Elyria Swansea/Globeville Business Association
 4. Rio Norte
 5. United Community Action Network Inc.
 6. Denver Neighborhood Association, Inc.
 7. Denver Urban Resident Association
 8. Inter-Neighborhood Cooperation
- One letter of support from RiNo received
- One letter of support from neighboring property owner received

- Notice of Receipt of Application: **May 1, 2016**
- Planning Board voted 8-0 to recommend approval of the rezoning: **July 20, 2016**
- LUTI Committee: **August 16, 2016**
- Notice of City Council: **September 2, 2016**
- City Council: **September 26**

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Northeast Downtown Neighborhoods Plan (2011)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

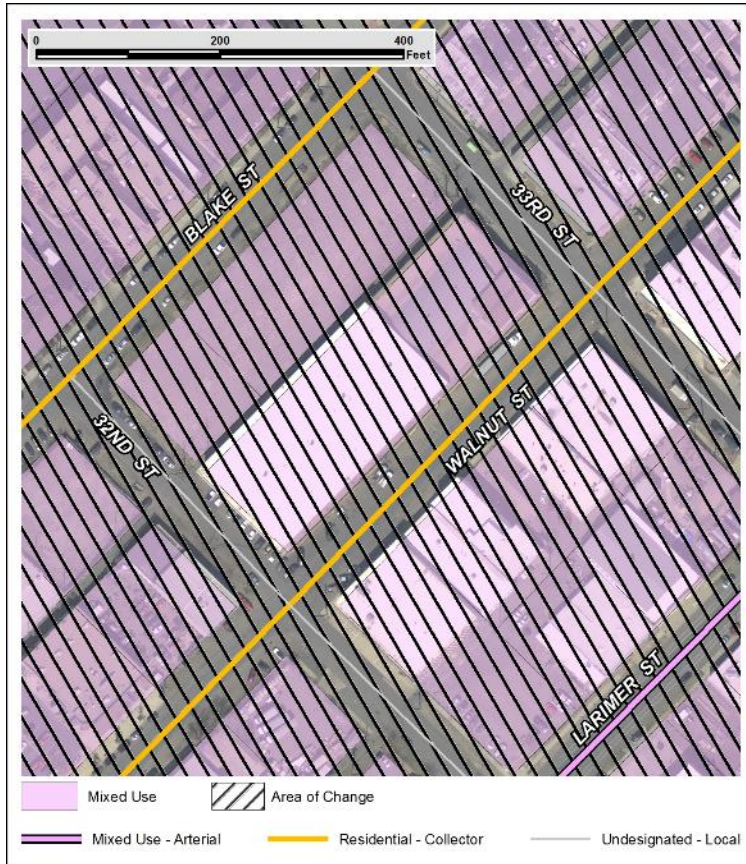
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: promoting infill development* at sites where services and infrastructure are already in place. *Designing mixed-use communities* and reducing sprawl, so that residents can live, work and play within their own neighborhoods. *Creating more density at transit nodes.* (pg 39)
- Land Use Strategy 3-B – *Encourage quality infill development* that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that *broadens the variety of compatible uses.* (pg 60)
- Land Use Strategy 4-A - *Encourage mixed-use, transit-oriented development* that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and *encourages vibrant urban centers* and neighborhoods. (pg 60)
- Denver’s Legacies Strategy 3-A – *Identify areas in which increased density and new uses are desirable* and can be accommodated. (pg 99)

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Mixed Use
 - Sizeable employment base as well as housing
 - Land uses mixed within walking distance of each other.
- Area of Change
- Walnut Street
 - Residential Collector

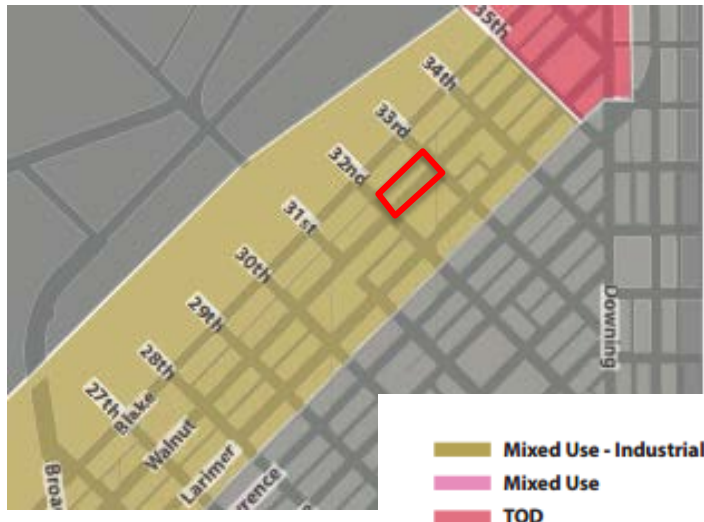
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Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

- Site buildings for consistent street edge with parking in the rear
- Link the building to the street through ground story active uses, transparency, entrances

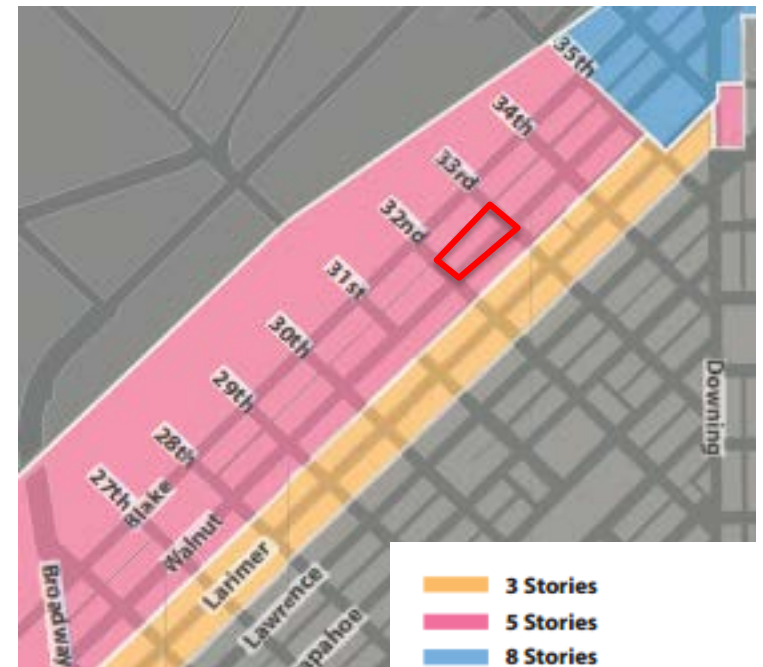


- Mixed-Use Industrial Land Use
 - Light industrial compatible with urban
 - Residential
 - Pedestrian access important

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

- Five Story Maximum building height



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, 38th and Blake Station Area Plan, Northeast Downtown Neighborhoods Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. **Justifying Circumstances**
 - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
 - Adopted plans recommend redevelopment and recognize evolving character
 - Redevelopment in area signals an evolution in the environs
 - Anticipated redevelopment at NWSS and influence of commuter rail
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Urban Center Neighborhood Context
 - C-MX Purpose Statement
 - C-MX-5 Intent Statement

CPD recommends **Approval**, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent